

Amendments to the Land Use Code and the Development Standards

Planned Community Development (PCD) Zone

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Amendments to the Land Use Code

2.6.4 Planned Community Development (PCD) Zone

2.6.4.1 Purpose.

The purpose of the Planned Community Development (PCD) zone is to:

- A. Maintain an overall balance and mixture of residential densities and nonresidential intensities of uses.
- B. Encourage and accommodate creative design of major master planned communities on large tracts of land.
- C. Implement the Master Planned Community and Desert Village goals of the General Plan and other specific plans.
- D. Promote a variety of housing types and densities, which offer both affordability and livability, commercial services, and employment opportunities to create a balanced community for families of all ages, sizes, and levels of income.
- E. Encourage a mix of uses within a compact development pattern that integrates places for people to live, work, shop, and play.
- F. Provide a planned and integrated comprehensive transportation and circulation system that offers residents a wide choice of options.
- G. Make available cultural, educational, medical, religious, recreational facilities, and other community amenities.
- H. Create an interconnected system of natural open space system that preserves washes and environmentally sensitive areas as passive open space, is integrated into planned regional open space networks, and provides for connectivity within and outside the master planned community.
- I. Accommodate a long-term, phased approach to development in order to provide for increased efficiency of infrastructure and services for residents.
- J. Reduce air and water pollution through compact development patterns and employment of best management practices.

- K. Provide a fair and efficient development review process for large comprehensive planned developments.
- L. Provide reasonable assurances to the city and the land developer that the proposed development may be planned and carried out in one or more phases over an extended period of time.

2.6.4.2 Establishment of a PCD Zone.

A PCD zone is established through four basic steps: (1) the application and review of the Community Plan, (2) the legislative approval of the Community Plan, (3) the administrative review and approval of the Master Development Plan to implement the Community Plan and (4) the review and approval of individual development plans and plats to authorized construction. The Community Plan (CP) is the conceptual plan for the development and illustrates the related infrastructure, the general location of uses, the minimum and maximum residential densities and minimum and maximum gross floor areas for nonresidential uses. The CP is subject to legislative approval by the Mayor and Council and establishes the zoning for the development. The CP shall provide sufficient standards and detail for adoption of the CP to establish PCD as the zoning for the site. The CP is implemented through a more detailed Master Development Plan. The administrative approval of the Master Development Plan effectuates the zoning. The Master Development Plan (MDP) in turn provides the regulations for the administrative approval of individual development plans or subdivision plats in a manner that carries out the Master Development Plan and the Community Plan.

- A. A PCD zone is established through the Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3.
- B. Established PCD Zones. PCD zones are identified on the City Zoning Maps by the letters "PCD" followed by a number and/or the name of the individual zone signifying the set of regulations adopted and applicable to that zone. The list shall be administratively updated upon the adoption of each PCD zone.

2.6.4.3 PCD Zone Applicability.

- A. PCD zone provides for the establishment of a zoning classification with distinct regulations within the boundary of the PCD. A PCD zone may incorporate land use classifications and regulations from

the LUC, the Development Compliance Code (Tucson Code, Chapter 23A) and the Development Standards with express modifications to provide for a master planned community. As an alternative, the PCD may have regulations that are different from the regulations in the LUC, the Development Compliance Code and the Development Standards that apply to other zones or other PCDs.

- B. Except as provided in Sec. 2.6.4.3.C, where a provision in a PCD zone varies from the *Land Use Code (LUC)*, the Development Compliance Code (Chapter 23A of the Tucson Code) or the Development Standards, the provisions in the PCD shall govern. Where the PCD is silent or does not address a matter, the LUC, the Development Compliance Code and the Development Standards shall govern.
- C. A PCD shall not supercede, waive or alter the procedures and requirements in this Sec. 2.6.4, the provisions for Impact Fees in Article III of the Development Compliance Code or the building and technical codes. A PCD may override one or more overlay zones as established in Article II, Division 8, provided the PCD as a whole will exceed the minimum standards required by the overlay zone.

2.6.4.4 Application and Review Procedure for Community Plan.

- A. Pre-application conferences.

Pre-application conferences shall be held prior to submitting the application in accordance with LUC Sec. 5.4.1.1.

- B. Preliminary Review.

Before an application for a PCD is accepted, a draft Community Plan shall initially be submitted to the Department of Urban Planning and Design (UPD) and Development Services Department (DSD) for preliminary review. The preliminary review will determine that the CP conforms to the General Plan and applicable specific plans, satisfies the purpose and minimum requirements for a PCD zone and provides a functional and coherent concept for development. One or more submittal of the CP may be required to reach this determination. The preliminary review will determine when the application is ready for formal review.

C. Neighborhood Meetings.

One or more neighborhood meetings shall be held prior to submitting the application for formal review in accordance with LUC Sec. 5.4.1.2.

D. Application.

A Planned Community Development zone is initiated by filing an application, which includes a Community Plan with the Development Services Department (DSD) in conformance with this section, LUC Sec. 5.4.1.3 and Development Standard 1-09. The Development Services Department shall review the application to determine that it provides the basic information to begin the PCD review process.

The application may be filed by the owners of the subject property or an agent for the property owners. A PCD zone may also be initiated by the Mayor and Council. The initial application shall be submitted to the Development Services Department for review by an interdepartmental PCD team.

E. Formal Review.

After the completion of the Preliminary Review, a final Community Plan is submitted for formal technical review for compliance with Community Plan Requirements in Sec. 2.6.4.4.F, conformance with Sec. 5.4.1.7 and the scheduling of the Zoning Examiner's public hearing in conformance with Sec. 5.4.3. The Zoning Examiner's public hearing shall be scheduled within seventy (70) days of the acceptance of the application of the final Community Plan.

F. Community Plan Requirements.

The Community Plan shall meet the following requirements:

1. Plan conformance. The application shall demonstrate conformance to the General Plan, including the Desert Village model for master planning, and any applicable specific plans.
2. Ownership. The site is under single ownership or control.
3. Size. To be eligible for rezoning to the PCD zone designation, the subject property must be the minimum size required in the applicable specific plan or a minimum of five hundred (500) contiguous acres. The Mayor and Council may authorize the initiation of a PCD zone of less than the size required by this Section if the proposal is consistent with the intent of the PCD zone.

4. **Evolving Edge and Future City Areas.** For areas defined in the General Plan as the Evolving Edge and the Future City, all areas consisting of 500 or more contiguous undeveloped acres as of [effective date of ordinance] shall be developed only through the adoption of a PCD in conformance with this section. This requirement may be waived for a specific application by the Mayor and Council where the proposed development will conform to the General Plan, including the Desert Village model for master planning, without the adoption of a PCD.
5. **Abutting Properties.** Submittals shall include abutting properties within 500 feet, showing how they are integrated or compatible with the proposed PCD zone.
6. **Boundaries.** The PCD zone shall have contiguous parcels and be configured to accommodate a well-integrated project that meets the purposes of the PCD zone.
7. **Community Plan Elements.** The PCD shall provide for the Community Plan Elements listed in Sec. 2.6.4.4.G.
8. **Design Themes.** The PCD shall provide overall community and architectural design themes and basic concepts. These design characteristics will be implemented through development regulations established in a PCD Project Book, as provided in Section 2.6.4.6.A.10.

G. Community Plan Elements.

The Community Plan shall consist of the following elements.

1. **Land Uses.** The Community Plan shall provide for an integrated mixture of land uses, intensities and densities Land Use Areas. Land Use Areas shall be identified on the Community Plan Land Use Map and a Land Use Budget in conformance with Sec. 2.6.4.4.G.1.a that establishes the minimum and maximum density and intensities for each Land Use Area and for the PCD as a whole.

Each PCD shall include at least one Residential Land Use Area and one Neighborhood Center Land Use Area as listed in Sec. 2.6.4.4.G.1.b.1 and .2. Each PCD shall also either include a Town or Village Center Land Use Area as listed in Sec. 2.6.4.4.G.1.b.3 or shall demonstrate a meaningful relationship with a Town or Village Center Land Use Area that is existing or has been approved in proximity to the proposed PCD.

Minimum and maximum residential densities shall be calculated by dividing PCD Acres by the number of dwellings units. PCD acres, whether for an individual Land Use Area or the entire PCD, shall be determined by taking the total site area minus areas within the 100-year floodplain.

- a. Land Use Budget. The Land Use Budget shall state the maximum and minimum residential densities in dwellings per PCD acre and the maximum and minimum square footage for nonresidential uses for each Land Use Area identified on the Community Plan Land Use Map and the total numbers for the PCD as a whole. The maximum and minimum numbers in the Land Use Budget for each individual Land Use Area shall not be changed by more than the percent (10%) and the total Land Use Budget numbers for the entire PCD shall not be changed at all except with the approval of the Mayor and Council in accordance with Sec. 2.6.4.7.A.3 and .4. Land Use Areas shall be described and illustrated on a map that includes major physical constraints and adopted public infrastructure plans such as area plans parks and trails plans and the Major Streets and Routes Plan.
- b. The densities and intensities of land uses in the Land Use Areas shall include the following:
 1. Residential Land Use Areas. Residential Land Use Areas shall minimally provide for residential uses as defined in Sec. 6.3.8. Other uses may be included as defined in the Agricultural, Civic, Commercial Services, Recreational and Retail Trade land use groups in Sec. 6.3.3, 6.3.4, 6.3.5, 6.3.7 and 6.3.10 in a restricted manner that is compatible with the residential character of the area. Residential Land Use Areas shall provide a mixture of residential densities and other uses that are compatible with residential uses. Each designated Residential Land Use Area shall provide a minimum density of four (4) residential dwelling units per PCD Acre.
 2. Neighborhood Center Land Use Areas. Neighborhood Center Land Use Areas shall minimally provide for residential uses as defined in Sec. 6.3.8 and neighborhood commercial uses as permitted in Sec. 2.5.2.2. The Neighborhood Center area may include uses in other Civic, Commercial, Recreational and

Retail Trade land use groups as defined in Sec. 6.3.4, 6.3.5, 6.3.7 and 6.3.10 in a restricted manner that is compatible with the neighborhood center character of the area. Neither the area for residential uses nor the area for nonresidential uses shall be less than thirty per cent (30%) of the total PCD Acres for each designated Neighborhood Center Land Use Area. Each Neighborhood Center Land Use Area shall provide a minimum of eight (8) residential dwelling units per PCD Acre.

3. Town and/or Village Center Land Use Areas. Each Town and/or Village Center Land Use Area shall provide a minimum of sixteen (16) residential dwelling units per PCD Acre in the core and eight (8) residential dwelling units per PCD Acre in the periphery of the Town and/or Village Center Land Use Areas within the PCD. Each Town and/or Village Center Land Use Area shall provide for a mixture of uses that include a minimum of fifteen percent (15%) of uses in the land use groups in Sec. 2.6.4.4.G.1.b.3 .d below. All percentages shall be determined based upon PDC acres apportioned for each use.
 - a. Residential use group as defined in Sec. 6.3.8
 - b. Civic and Recreational use groups as defined in Sec. 6.3.4 and 6.3.7.
 - c. Commercial Services and Retail Trade use groups as defined in Sec. 6.3.5 and 6.3.10.
 - d. All other Land Use groups not included in Sec. 2.6.4.4.G.1.b.3 .a and .b above.
4. Affordable Housing. The CP shall describe how the project will satisfy the goals for affordable housing established in the General Plan and applicable specific plans. The description shall also include how the project will provide affordable housing that will be accessible to current or future public transportation and community amenities.
5. Environmental and Cultural Resources. The CP shall describe how the plan will protect and enhance environmentally sensitive lands, and depict the general

location and the minimum area to be preserved as natural open space. The CP shall provide for the protection and preservation of archeological sites and other resources as may be appropriate to the site.

6. Parks and Trails. The CP shall describe how it will conform to established policies for the location of parks and trails, and to the adopted City and County Parks and Trails maps. The description will include the general location and minimum area for public recreation open space, and describe how it will provide adequate parks and trails for the proposed development.
7. Energy and Natural Resource Conservation. The CP shall describe how the plan will provide for more efficient and sustainable use of natural resources including measures for building energy efficiency, water conservation, use of alternatives to potable water, use of recycled materials and any other conservation measures.
8. Circulation and Mobility. The CP shall provide a map demonstrating an integrated circulation plan for vehicle, bicycle and pedestrian travel between areas within the PCD.
9. Drainage and Storm Water Management. The CP shall identify major regional storm water and drainage areas and provide for the comprehensive treatment of drainage and storm water management within the PCD in a manner that is compatible with surrounding areas.
10. Public Services, Facilities and Utilities. The CP shall describe the public services, facilities and utilities that will be needed for the development of the PCD. A map identifying general locations for new facilities and providing for the concurrent development and financing of public services, facilities and utilities.
11. Constraints. The CP shall describe and provide a map of the physical and any other constraints on future development.
12. Concurrence of Infrastructure Development. The CP shall provide for the development, financing and phasing of public services, facilities and utilities. The

CP shall demonstrate how the necessary infrastructure for the PCD, including roads, drainage, water, wastewater, parks and other public services and utilities will be provided as the development progresses. The CP shall provide a description and map of the phases of development and how infrastructure will be financed throughout the course of the development.

H. Development Agreements.

A development agreement may be appropriate to ensure the funding, provision and phasing of infrastructure and public facilities.

2.6.4.5 Adoption of a PCD zone.

A Planned Community Development zone is described in a Community Plan that is legislatively adopted by the Mayor and Council through the Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. Approval of a Community Plan shall be based upon conformance with the requirements for a Community Plan set forth in Sec. 2.6.4.4.F and the determination that, in the discretion of the Mayor and Council, the proposed PCD is in the public interest.

2.6.4.6 Master Development Plan Implementation of a PCD zone.

The Planned Community Development is then implemented through the administrative review and approval of a Master Development Plan (MDP). The approval of the MDP is a condition of approval of the CP that effectuates the Planned Community Development zoning. The MDP must be approved in a timely manner in accordance with Sec. 5.4.3.11. Specific areas within the Planned Community Development may then be separately developed in distinct phases through the approval of a development plan or plat that is in conformance with the Master Development Plan.

A. Master Development Plan Requirements.

The purpose of the Master Development Plan is to facilitate an in-depth site analysis with detailed background reports and engineering drawings thereby enabling the city to perform a thorough review of the project. The requirements are geared to answering the question of whether the development concept and planned uses provided in the Community Plan will meet applicable code requirements and should be constructed on the site. The MDP must also demonstrate how the approvals for individual development plans and subdivision plats will be implemented and

monitored in a manner that provides flexibility for development and insures overall compliance with the MDP and the CP. The MDP shall provide for an annual report showing how the performance of the approved CP is being administered. The MDP shall consist of the following elements:

1. Land Use Implementation and Monitoring Plan. The MDP shall explain how the Land Use Map and Land Use Budget will be implemented over time and how the approval of individual development plans and plats will be monitored to maintain compliance with the Land Use Map and the Land Use Budget. The MDP shall minimally demonstrate compliance with the Land Use Budget on an annual basis.
2. Affordable Housing and Housing Variety. The MDP shall describe how the PCD will provide affordable housing and a variety of housing types, including:
 - a. Provide strategies to achieve a range of housing affordable to households that earn eighty percent or less of the area median income (AMI) that comprises a total of fifteen percent (15%) of the dwelling units proposed as part of the CP.
 - b. All Residential Land Use Areas in a PCD District shall provide at least three housing types (e.g., single-family detached residential, single-family attached residential, multi-family apartments/condominiums, townhomes, courtyard homes, live-work units, and residential care facilities).
 - c. Different housing types shall be integrated in each neighborhood.
 - d. No one housing type shall exceed eighty percent (80%) of the total number of units in the neighborhood.
 - e. Housing variety shall include some of each housing type and at least twenty five percent (25%) of all dwelling units shall be constructed for present or future accessibility to persons with disabilities.
3. Environmental Resources. The MDP shall provide plan to protect and enhance environmentally sensitive lands and measures to mitigate any unavoidable adverse impacts. The MDP shall identify environmentally sensitive areas in the

applicable specific plan, other city plans and policies, environmental overlay zones and regulations and demonstrate how those regulations will be met and the impacts of the proposed development will be mitigated to the maximum extent feasible. The MDP shall provide a continuous system of open space that connects to the regional open space system as applicable.

4. Cultural Resources. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A.R.S. § 41-865.
5. Parks and Trails. The MDP shall provide a plan that:
 - a. Demonstrates compliance with applicable Parks and Recreation Department standards. The plan shall indicate the amount of area for public recreational open space in the PCD exclusive of areas set aside for resource conservation and areas to be incorporated within privately held lots. Where there is no applicable specific plan requirement for parks, trails and open space, the PCD shall provide a minimum of 25% of the PCD for such purposes.
 - b. Provides for the location and size of parks and trails in conformance with the CP.
 - c. Provides trails that connect to existing trails/parks and conform to established plans.
6. Energy and Resource Conservation. The MDP shall provide:
 - a. An energy conservation plan that utilizes innovative techniques and approaches such as the Civano Energy Code or the applicable Leadership in Energy and Environmental Design Standards (LEEDS) promulgated by the U.S. Green Building Council to provide building energy efficiency.

- b. A water conservation plan that utilizes innovative water conservation techniques and approaches such as water harvesting and exceeds current city water conservation standards and requirements to the maximum extent practicable.
 - c. A plan for the use of recycled materials in construction and for the recycling of waste materials.
- 7. Circulation and Mobility. The MDP shall provide a circulation and mobility plan that:
 - a. Includes a master traffic analysis with mitigation measures prepared by a certified traffic engineer that evaluates level of service on the entire roadway network at build out and identifies off-site impacts and a model that shows traffic flows and conditions for each phase and at build out.
 - b. Maintains a Level of Service E as defined in the Major Streets and Routes Plan or better at plan build-out.
 - c. Provides an internal transportation system to all parts of the PCD through alternatives to individual automobile access such as public transit, bicycle and pedestrian access routes.
 - d. Satisfies access management guidelines.
 - e. Meets alignment specifications for identified arterial roads as set forth in the applicable specific plan or other city plans and policies.
 - f. Provides for bicycle, pedestrian, and vehicular mobility alternatives including a comprehensive pedestrian and bicycle facilities plan that provides connectivity within and between neighborhoods and adjacent land uses and a transit readiness plan that highlights ability of the development to accommodate transit service. The plan shall be coordinated with and complement existing and future development in the area of the Planned Community.
- 8. Drainage and Storm Water. The MDP shall provide a master drainage and hydrology report and plan for the PCD that is integrated into the drainage for surrounding areas and provides a comprehensive plan for the management of drainage and storm water runoff within the PCD and from the PCD to adjacent

properties. Storm water systems should be designed to be multi-purpose and integrated with open space, parks and trails plans. The MDP shall provide a preliminary grading plan and land disturbance delineation.

9. Public Services. The MDP shall demonstrate how the PCD will provide necessary public health and safety facilities. The plan shall address the needs for fire, police, library, schools, other governmental facilities and for private healthcare facilities by providing a development schedule and phasing plan and a detailed municipal fiscal impact analysis. The plan shall provide a master utility study that addresses specific facility needs, location criteria, and co-location opportunities for utilities. Extensions to adjacent land shall be addressed.
10. Constraints. The MDP shall identify the constraints on development and demonstrate how these constraints will be addressed in the approval of individual development plans and plats.
11. Concurrence of Infrastructure Development. The MDP shall demonstrate how necessary infrastructure, public services and utilities will be developed concurrently with the increases in residential dwellings and nonresidential uses. The plan shall:
 - a. Provide financially feasible mechanisms or approaches to finance all public and private facilities and infrastructure, both on- and off-site as necessitated by the development.
 - b. Identify how the financing and construction of necessary public services shall proceed concurrently with development.
12. Project Code Book. The MDP shall include a Project Code Book that sets forth in detail development, dimensional, and design standards necessary to comply with the principles and objectives of the applicable specific plan and to ensure attainment of the character and quality of development proposed in the approved CP. The Project Code Book shall contain prototypical development patterns and layout for villages and mixed use centers, elevations and/or perspective conceptual drawings of typical proposed major structures and improvements, except single-family detached residences and their accessory buildings. Such drawings need not be the result of final architectural design and need not be in detail. The Project Code Book shall:

- a. Present the overall architectural and design themes and detailed development, dimensional and design standards to address all aspects of development within the PCD that will differ from standards in the LUC, the Development Compliance Code (23.A) and Development Standards. To the extent permitted by LUC Sec. 2.6.4.3.C, the express provisions of Project Code Book shall take precedence over conflicting code provisions and development standards. Matters not stated in the Project Code Book shall default to the standard code and development standard provisions. The Project Code Book shall, at a minimum, contain the following:
 - b. Urban design strategies and specific techniques to be utilized to enhance the land use compatibility and physical design of all components of a Planned Community and interface with adjacent existing development.
 - c. Design Standards. Design standards that address building orientation, architectural character, architectural variety and materials to be used.
 - d. Development Standards. Development standards that address issues such as landscaping, streetscaping, block patterns, screening, pedestrian connections, street design and connectivity, parking, environmental, natural resource and cultural conservation, scenic corridors and similar topics.
 - e. Dimensional Standards. Dimensional standards that address permitted heights, setbacks, lot coverage, floor area ratios, perimeter yards and similar topics.
 - f. Cross-Sections. Cross-sections that address design criteria for all roads and trails.
- 13. Phasing Plan. The MDP shall provide a detailed development schedule and phasing plan, including the approximate dates when phases will be started and public improvements will be installed, and the anticipated rate of development. The phasing plan shall provide for development of residential and nonresidential uses in all phases of the development of the PCD.
- 14. At the option of the applicant, a detailed site plan for the initial phase of the development illustrating each proposed building footprint, common open area, and public uses and facilities to

be dedicated to the city or reserved in common ownership. Approximate locations of all buildings, structures, and open space around such buildings and structures shall be shown. The detailed site plan for an initial phase(s) may be processed and reviewed concurrently with the master development plan.

B. Master Development Plan Approval.

The Master Development Plan shall be administratively approved by the Development Services Director based upon conformance with the adopted CP, the requirements set forth in Sec. 2.6.4.6.A and Development Standard 1-09. A MDP shall be reviewed and approved in conformance with the DSD Full Notice Procedure, Sec. 23A-50 and 23A-51. The DSD Director's decision may be appealed to the Mayor and Council in conformance with Sec.23A-51 (7).

C. Effect of Approval.

An approval of a Master Development Plan for a Planned Community Development zone effectuates the PCD zoning for the area of the MDP. In order to develop any portion of the MDP, development plans or plats shall be submitted, reviewed and approved in accordance with Sec. 4.1.6 or Sec. 5.3.8.

2.6.4.7 Modification and Amendment Procedure for PCDs.

A. Major Change to a PCD.

The Development Services Department Director shall determine if the amendment would result in a major change in the PCD Zone. A major change is one which:

1. Changes the boundary of the PCD.
2. Allows uses not otherwise permitted in the PCD Zone or a section of the PCD Zone.
3. Changes the minimum or maximum levels of density of uses in the PCD, including a change in the total number of residential dwelling units and/or an change in the total gross floor area for nonresidential uses, in the Land Use Budget for the overall PCD Zone.
4. Changes of more than 10% in the number of dwellings per PCD acre or changes of more than 10% in the number of gross floor area for nonresidential uses within any designated Land Use Area or phase of the PCD.

5. Addition of a new land use to a designated Land Use Area.
6. Changes that will have a significant impact on public facilities, utilities, traffic circulation, or other major infrastructure systems.
7. Any change to the development and design criteria that are distinct to the PCD, which would significantly effect the overall PCD.
8. Changes to designated buffers or landscaping on the perimeter of the delineated PCD Zone.
9. Significant changes to the plans for phasing of development, including the phasing of mixed uses, the phasing of open space and the phasing of infrastructure.
10. Minor changes that cumulatively result in one of the changes listed above or a significant change in the objectives or goals of the PCD Zone.

B. Amendment Procedure for Major Changes to a PCD.

A major change to a PAD shall be an amendment to the PCD which is reviewed and approved as a change of zoning in conformance with the Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. An amendment to a PCD Zone may be initiated by the property owner or the owner's agent upon submittal of a written application to amend one (1) or more of the PCD Zone regulations. An amendment may also be initiated by the Mayor and Council. The application shall conform to Development Standard 1-09.

C. Procedure for Minor Changes to a PCD.

Modifications and waivers that result in minor changes to a PCD and are not subject to approval as a major change in accordance with Sec. 2.6.4.6.B may be made upon an application submitted to the Development Services Department and shall be reviewed and approved as follows.

1. Minor changes to express requirements of the PCD shall be reviewed and approved in accordance with the Board of Adjustment Full Notice Procedure, Sec. 23A-50 and 23A-52.
2. Minor changes to LUC requirements incorporated into the PCD shall be reviewed and approved in the same manner as in other zones through either as a Design Development Option in

accordance with Sec. 5.3.4 or 5.3.5 or as a variance in accordance with Sec. 5.3.3.

3. The PCD may provide an administrative procedure for minor modifications, which may supplement or supercede Sec. 2.6.4.6.A.1 or .2 above.

2.6.4.8 Interpretation.

The Zoning Administrator shall interpret a PCD per Sec. 1.2.1 and Sec. 23A-31. Interpretations of *LUC* provisions may be applied to similar PCD zone provisions.

2.6.5 “MU” MULTIPLE USE ZONE.

[Insert renumbered MU zone from Sec. 2.6.4]

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5.4.3 ZONING EXAMINER LEGISLATIVE PROCEDURE.

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5.4.3.2 Zoning Examiner Public Hearing.

The Zoning Examiner shall hold a public hearing on applications for a change of zoning and on applications for Mayor and Council Special Exception uses on behalf of the Mayor and Council. The public hearing shall be opened within seventy (70) days of acceptance of the application, except for applications for a Planned Area Development (PAD), a Planned Community Development (PCD) or original city zoning.

* * *

A. Notice of Public Hearing.

* * *

4. Posted Notice. No later than fifteen days prior to the public hearing, notice shall be posted on the affected site in such manner as to legible from the public right of way. The notice

shall be printed so that the following are visible one hundred (100) feet from the site boundary: the word “zoning,” the existing and proposed zoning, and the date and time of the hearing.

* * *

5.4.3.10 Change in Conditions of Approval.

An applicant may request a change to conditions of approval, which shall be considered as follows.

A. Substantial Change to Conditions or the Preliminary Development Plan.

A request to substantially amend the conditions of approval or the approved preliminary development plan requires Mayor and Council approval after a public hearing. Notice of such hearing shall be given in the same manner as for the procedure adopting the conditions. The same voting requirements as for the original adoption shall apply to the request for a substantial change of conditions.

B. Minor Change to Conditions.

Minor amendments to conditions of approval may be considered by the Mayor and Council in a public meeting.

C. Minor Change to a Preliminary Development Plan.

Minor amendments to a preliminary development plan approved by the Mayor and Council are considered changes to conditions of approval that may be granted by the DSD Director.

D. Change of Conditions of a Planned Area Development.

Major changes to conditions and terms of a Planned Area Development as defined in Sec. 2.6.3.11.B.3 shall be processed as a new change of zoning classification in conformance with this Sec. 5.4.3. Minor changes to conditions of a Planned Area Development shall be in accordance with Sec. 2.6.3.11.B.5.

E. Change of Conditions for a Planned Community Development.

Major changes to a Planned Community Development as defined in Sec. 2.6.4.6.A shall be processed as a new change in zoning classification in conformance with this section Sec. 5.4.3. Minor changes to conditions of a Planned Community Development shall be in accordance with Sec. 2.6.4.6.C.

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**ARTICLE VI. DEFINITIONS.
DIVISION 2. LISTING OF WORDS AND TERMS**

6.2.3 DEFINITIONS - C

* * *

Cross-Slope. * * *

CP. Same as Community Plan.

* * *

6.3.13 DEFINITIONS - M

M/C. * * *

MDP. Same as Master Development Plan.

* * *

6.2.16 DEFINITIONS - P

Party. * * *

PCD. Same as Planned Community District.

PCD Acres. PCD acres are determined by the gross site area for a Planned Community District minus the areas within the one hundred year floodplain as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) or City floodplain regulations.

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PL. * * *

Planning Director. Same as the Director of the Department of Urban Planning and Design.

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Amendment to Development Standards

Development Standard 1-09

1-09.0 Planned Community District Submittal Requirements.

A submittal for a Planned Community District shall demonstrate how the proposed PCD will satisfy the Community Plan Elements in LUC Sec. 2.6.4.4.G.

1-09.01 Community Plan Submittal Requirements.

The applicant shall submit the following information to facilitate Community Plan (CP) review in such detail and form as directed by the Planning Director. Generally, submittal material need not exceed in detail the requirements listed below. However, an applicant may voluntarily submit or the city may request more detailed information where necessary for a full review of the CP in accordance with the approval criteria set forth below.

- A. Contact listing of key team representatives including the owner(s), developer, and any consultants.
- B. An existing conditions map depicting the use and general condition of the land within the proposed PCD boundary and adjacent lands within two miles. The map shall also include a delineation of major physical constraints, major environmental/historical/ archeological features, hazard areas, vegetation, topography, existing roads, utilities, generalized location of any one-hundred year floodplain, mapped storm water drainage conditions, and similar features.
- C. Legal description of the proposed zone boundary.
- D. A conceptual site plan that shows the various proposed types of land uses, depicting their relationship to each other and to surrounding uses including: proposed acreage, character, and minimum/maximum densities/intensity of development for each type of use, amount and general configuration of open space, tentative pedestrian and traffic circulation patterns and connections between villages, activity centers, and neighborhoods, and all proposed public and private schools, community facilities, parks, and trails/bikeways. This site plan should take the form of a "bubble" map that locates proposed types of uses and other required elements in an approximate fashion.

- E. A summary of proposed uses and minimum/maximum density/intensity of overall development and development in each village, activity center, and neighborhood. The summary should state the minimum and maximum numbers of residential dwelling units and minimum and maximum gross floor areas for nonresidential uses within each area of the CP.
- F. A description of the provisions for buffering between different land uses.
- G. A general layout plan of all villages and mixed use or activity centers with illustrations.
- H. A design/character statement and theme for the project as a whole and for each village, activity center, and neighborhood center with illustrations.
- I. Information on infrastructure availability, including assured water supply and distribution, as appropriate.
- J. A general development schedule and phasing plan.
- K. A preliminary fiscal impact analysis that analyzes the fiscal costs and benefits of the development to the City of Tucson.
- L. A statement of financial capability that indicates the financial wherewithal of the applicant to carryout the proposed plan, including making all necessary infrastructure improvements in a timely fashion.
- M. A preliminary discussion of mechanisms to fund public and private infrastructure such as proposed roads and community facilities necessitated by the development, both on- and off-site.
- N. Opportunities for the efficient use of public or commonly held land and facilities through shared use and co-location are identified.
- O. Other information determined by the DSD Director or CDRC to be necessary for a complete evaluation of the project pursuant to the criteria set forth in Section 2.6.4.4.F and .G.